

Hearing Officer Transmittal Checklist

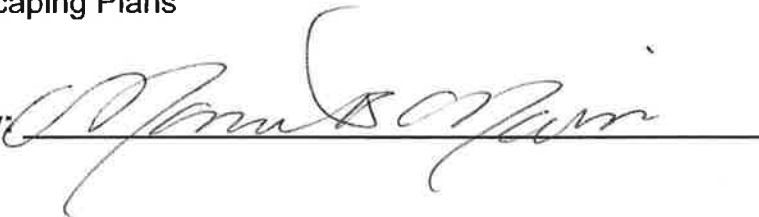
Hearing Date
06/18/2013
Agenda Item No.

6

Project Number: R2012-02424-(1)
Case(s): Conditional Use Permit Case No. 201200143
Planner: Michele Bush

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By:





Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER R2012-02424-(1)
HEARING DATE 6/18/2013

REQUESTED ENTITLEMENTS

Conditional Use Permit 201200143

PROJECT SUMMARY

OWNER / APPLICANT

Covina Hills MHC LP

MAP/EXHIBIT DATE

10/10/2012

PROJECT OVERVIEW

The project request is to authorize the continued use of a 500 space mobilehome park (no age restriction applies) on 73.12 acres. The project consists of a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities, tandem 2-car parking is provided for each mobilehome site. The mobilehome park was developed under ZEC 9648-(1), which was approved on November 18, 1970. The previous approval expired on November 18, 1995. No alterations are proposed as a part of this request.

LOCATION

17350 E. Temple Avenue, unincorporated La Puente, South San Jose Hills

ACCESS

E. Temple Avenue

ASSESSORS PARCEL NUMBER(S)

8730-005-014; 8730-005-016; 8730-005-017;
8730-005-018 and 8730-022-003

SITE AREA

73.12 Acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Policy

ZONED DISTRICT

Puente

LAND USE DESIGNATION

2-Low/Medium Density Residential (6 to 12 du/ac)

ZONE

A-1-5 (Light Agricultural), A-1-6000 (Light Agricultural) and A-2-5 (Heavy Agricultural)

PROPOSED UNITS

500 existing

MAX DENSITY/UNITS

11.85/865

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities

CASE STATUS

Public Hearing Scheduled

CASE PLANNER:

Michele Bush

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

mbush@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- The applicant, Covina Hills MHC LP, is requesting a Conditional Use Permit (CUP) to authorize the continued use of a 500 space mobilehome park pursuant to County Code Section 22.20.290 in the A-1-5 (Light Agricultural – Five Acre Minimum required Lot Area) and A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) Zones.

PROJECT DESCRIPTION

The project request is to authorize the continued use of a 500 space mobilehome park (no age restriction applies) on 73.12 acres. The mobilehome park was developed under ZEC 9648-(1), which was approved on November 18, 1970. The previous approval expired on November 18, 1995. No alterations are proposed as a part of this request.

The site plan depicts the 73.12-acre project site developed with the existing 500 space mobilehome park. The site consists of a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities. Tandem 2-car parking is provided for each mobilehome site and 172 guest parking spaces are located throughout the project site. There are also 30 parking spaces provided for tenants' recreational vehicles or visitors. The site is located within a perimeter block wall that varies in height from five to six feet, to 42 inches at certain locations, per the previous approval. Primary access to the property is via a driveway along East Temple Avenue. Secondary, emergency access, is located off of Wintonwood Lane.

EXISTING ZONING

The subject property is zoned A-1-5 and A-1-6,000 (Light Agricultural) and A-2-5 (Heavy Agricultural).

Surrounding properties are zoned as follows:

North: A-1-5 (Light Agricultural) and A-2-5 (Heavy Agricultural)

South: A-1-6,000 (Light Agricultural) and R-1-6,000 (Single-Family Residence)

East: City of West Covina

West: City of Industry

EXISTING LAND USES

The subject property is developed with a mobilehome park.

Surrounding properties are developed as follows:

North: Religious institution and Multi-family residential

South: Single-family Residential

East: Single-family Residential

West: Golf course

PREVIOUS CASES/ZONING HISTORY

On November 18, 1970, the Regional Planning Commission approved Zoning Exception Case (ZEC) No. 9648-(1) to permit the development of a 500 space mobilehome park with appurtenant facilities. On July 20, 1971, the Regional Planning Commission approved ZEC

9723-(1) to modify two conditions of the previously approved Zoning Exception Case (ZEC 9648-(1)), to allow two 10X20 feet double-faced temporary signs and a reduction in the perimeter wall heights. The previous approval, ZEC 9648-(1), expired on November 18, 1995.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project site consists of an existing mobilehome park. No alterations or modifications are proposed to the existing structures. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan Consistency

The project site is located within the 2 – Low/Medium Density Residential (6 to 12 dwelling units per acre) land use category of the Countywide Land Use Plan. This designation is intended for small lot single-family residences, twinhomes, duplexes, townhouse development and housing alternatives, at densities ranging from six to twelve units per gross acre. The mobilehome park consists of 500 units. The project is developed at approximately seven units per acre and is therefore consistent with the permitted uses of the underlying land use category.

The following policy of the General Plan are applicable to the proposed project:

- *Land Use and Urban Development Pattern*
Maintain and conserve sound existing development.

Zoning Ordinance and Development Standards Compliance

Pursuant to Sections 22.52.1150, 22.52.530, 22.24.110 and 22.24.170 of the County Code, mobilehome sites are subject to the following development standards:

- Every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long. The current use is in compliance with this requirement.
- Guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites. The current use requires 125 guest parking spaces, 172 are provided. The project also provides two handicapped accessible spaces which will be maintained on the project site.
- Every residence shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas. The project was designed to meet this requirement and is in compliance with this requirement.

Pursuant to Section 22.52.200 of the County Code, every Conditional Use Permit for a mobilehome park shall be subject to the following requirements:

- No site within the mobilehome park shall have direct vehicular access to a public street bordering the development and at least two access points to a public street or

highway shall be provided which can be used by emergency vehicles. The project was designed to meet the requirements and is in compliance with the requirements.

- Automobile parking spaces in a mobilehome park shall be provided as specified in Part 11 of the County Code. The project is in compliance with the parking requirements of the County Code.
- Local park space, which may be private, shall be provided to serve the mobilehome park, or a fee shall be paid in lieu thereof. The project consists of a recreational area to serve residents of the park which meets this requirement.

In addition to the required development standards, the mobilehome park should be designed in keeping with the following design principles, as applicable:

- Driveways shall be laid out in a manner to provide safe and convenient access to residences by automobiles, emergency and service vehicles; and principal vehicular access points shall be designed to encourage smooth traffic. Merging and turnout lanes, traffic signals and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, driveways shall be designed in such a way as to discourage substantial amounts of through traffic. The project was designed to meet these requirements.
- Driveway crossings shall be held to a minimum of walkways and shall be located and designed to provide safety, and shall be appropriately marked and otherwise safeguarded; and ways for pedestrians and cyclists, appropriately located, designed, and constructed may be combined with other easements and used by emergency, maintenance, or service vehicles, but shall not be used by other automobile traffic. The project was designed to meet these requirements.
- Approval of a conditional use permit for a mobilehome park shall not relieve the applicant or successors in interest from complying with all other applicable statutes, ordinances, rules and regulations, including Title 25 of the State Administrative Code and Part 2.1 of Division 13 of the Health and Safety Code of the State.
- When a mobilehome park, which is constituted only of spaces rented to mobilehomes, has not incurred excessive rent increases and is in substantial compliance with all of the conditions of approval, the permit, at the request of the property owner and upon investigation and verification by the director, may be extended for additional periods of time; each extension shall not exceed five years. Excessive rent increases shall be determined by the Los Angeles County mediation panels, mandatory groups established to formulate nonbinding resolutions to rental disputes.
- When a mobilehome park, which has been constituted of only rental spaces is in substantial compliance with all conditions of approval and steps have been taken toward conversion to an ownership form of mobilehome park, the permit may be extended for additional periods of time in increments of one year at the request of the property owner and upon investigation and verification by the planning director.

- When a mobilehome park which has been constituted of only rental spaces has completed a conversion to 51 percent owner-occupancy, all time limits established by the original permit may be waived at the request of the property owner and upon investigation and verification by the director.

The mobilehome park was designed in keeping with the applicable design principles.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The subject property consists of the mobilehome park use. Surrounding land uses consists of a religious institution and multi-family residential to the north, single-family residential to the south and east, and a golf course to the west.

The existing mobilehome park has been operating on-site for over 40 years. The park is well maintained with perimeter walls and amenities for park residents, including two swimming pools, two club houses, a gym and a playground. The park provides for up to 500 low-cost, affordable housing units in an attractive and satisfactory environment. Each unit has two parking spaces and ample guest parking which prevents residents from parking outside the park.

There are no changes proposed at the park. With over 73 acres, the site is more than adequate in size and shape to accommodate the various development standards required by the ordinance in order to integrate the existing use with other uses in the area.

The park site is more than adequately served by the park's entrance on Temple Avenue. Continued use of the subject site as a mobilehome park will not increase traffic on nearby streets because there are no proposed changes.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Based on comments in a letter from the County of Los Angeles Department of Parks and Recreation, dated March 28, 2013, the proposed project will not impact the facilities of the Department.

Based on comments in a letter from the County of Los Angeles Department of Public Health, dated April 12, 2012, the Environmental Health Division recommends approval of this Conditional Use Permit.

Based on comments in a letter from the County of Los Angeles Department of Public Works, dated May 28, 2013, Public Works recommends approval of this Conditional Use Permit.

Based on comments in a letter from the County of Los Angeles Fire Department, letter to be forwarded.

Based on comments in a letter from the County of Los Angeles Sheriff's Department, letter to be forwarded.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has received several calls from residents of the mobilehome park with general questions regarding the nature of the project request. Staff received one phone call and one email expressing concerns with crimes centered around the area of the mobilehome park, mainly, property vandalism, graffiti, littering and loitering at the site.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2012-02424-(1), Conditional Use Permit Number 201200143, subject to the attached conditions.

Prepared by Michele Bush, Principal Regional Planner, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof Statement
Correspondence
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM:mrh
06/18/13

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02424-(1)
CONDITIONAL USE PERMIT NO. 201200143**

1. **ENTITLEMENT REQUESTED.** The applicant, Covina Hills MHC LP, is requesting a Conditional Use Permit (CUP) to authorize the continued use of a 500 space mobilehome park pursuant to County Code Section 22.20.290 in the A-1-5 (Light Agricultural – Five Acre Minimum required Lot Area) and A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) and A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) Zones.
2. **HEARING DATE.** June 18, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing was held on June 18, 2013 before Hearing Officer Paul McCarthy.
4. **PROJECT DESCRIPTION.** The project request is to authorize the continued use of a 500 space mobilehome park (no age restriction applies) on 73.12 acres. The mobilehome park was developed under ZEC 9648-(1), which was approved on November 18, 1970. The previous approval expired on November 18, 1995. No alterations are proposed as a part of this request.
5. **LOCATION.** 17350 E. Temple Avenue, Unincorporated La Puente
6. **SITE PLAN DESCRIPTION.** The site plan depicts the 73.12-acre project site developed with the existing 500 space mobilehome park. The site consists of a common area with two swimming pools, two clubhouses with kitchens, a basketball court, a children's playground, banquet rooms, meeting rooms, a fitness room, saunas, a laundry room and restrooms. Interior streets are 30 feet wide, with gutters and underground utilities. Tandem 2-car parking is provided for each mobilehome site and 172 guest parking spaces are located throughout the project site. There are also 30 parking spaces provided for tenants' recreational vehicles or visitors. The site is located within a perimeter block wall that varies in height from five to six feet, to 42 inches at certain locations, per the previous approval. Primary access to the property is via a driveway along East Temple Avenue. Secondary, emergency access, is located off of Wintonwood Lane.
7. **EXISTING ZONING.** The project site is currently zoned A-1-5 and A-1-6,000 (Light Agricultural) and A-2-5 (Heavy Agricultural). Surrounding properties are zoned as follows:

North: A-1-5 (Light Agricultural) and A-2-5 (Heavy Agricultural)
South: A-1-6,000 (Light Agricultural) and R-1-6,000 (Single-Family Residence)
East: City of West Covina
West: City of Industry

8. **EXISTING LAND USES.** The project site is currently used as a mobilehome park. Surrounding property uses are as follows:
North: Religious Institution and Multi-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Golf Course
9. **PREVIOUS CASES/ZONING HISTORY.** On November 18, 1970, the Regional Planning Commission approved Zoning Exception Case (ZEC) No. 9648-(1) to permit the development of a 500 space mobilehome park with appurtenant facilities. On July 20, 1971, the Regional Planning Commission approved ZEC 9723-(1) to modify two conditions of the previously approved Zoning Exception Case (ZEC 9648-(1)), to allow two 10X20 feet double-faced temporary signs and a reduction in the perimeter wall heights. The previous approval, ZEC 9648-(1), expired on November 18, 1995.
10. **GENERAL PLAN CONSISTENCY.** The project site is located within the 2-Low/Medium Density Residential (6 to 12 dwelling units per acre) of the Countywide Land Use Plan. The 2-Low/Medium Density Residential land use designation is intended for small lot single-family residences, twinhomes, duplexes, townhouse development and housing alternatives, at densities ranging from six to twelve units per gross acre. At 500 units, the project is developed at approximately seven units per acre which meets the requirements of the Countywide Land Use Plan designation.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject project is located in the A-1-5 and A-1-6,000 (Light Agricultural) and A-2-5 (Heavy Agricultural) Zones. A mobilehome park is allowed in the A-1 and A-2 Zones with a Conditional Use Permit.

Parking

Pursuant to Section 22.52.1150 of the County Code, every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long. The current use is in compliance with this requirement; in addition guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites. The current use requires 125 guest parking spaces, 172 are provided. The project also provides two handicapped accessible spaces which will be maintained on the project site. There are also 30 additional parking spaces provided for tenants' recreational vehicles and visitors.

Height Limits

Pursuant to Sections 22.24.110 and 22.24.170 of the County Code, every residence in Zone A-1 and A-2 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas. The project was designed to meet this requirement and is in compliance with this requirement.

Mobilehome Parks

Pursuant to Section 22.52.200 of the County Code, every Conditional Use Permit for a mobilehome park shall be subject to the following requirements:

- No site within the mobilehome park shall have direct vehicular access to a public street bordering the development and at least two access points to a public street or highway shall be provided which can be used by emergency vehicles. The project was designed to meet the requirements and is in compliance with the requirements.
- Automobile parking spaces in a mobilehome park shall be provided as specified in Part 11 of the County Code. The project is in compliance with the parking requirements of the County Code.
- Local park space, which may be private, shall be provided to serve the mobilehome park, or a fee shall be paid in lieu thereof. The project consists of a recreational area to serve residents of the park which meets this requirement.

In addition to the required development standards, the mobilehome park should be designed in keeping with the following design principles, as applicable:

- Driveways shall be laid out in a manner to provide safe and convenient access to residences by automobiles, emergency and service vehicles; and principal vehicular access points shall be designed to encourage smooth traffic. Merging and turnout lanes, traffic signals and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, driveways shall be designed in such a way as to discourage substantial amounts of through traffic. The project was designed to meet these requirements.
- Driveway crossings shall be held to a minimum of walkways and shall be located and designed to provide safety, and shall be appropriately marked and otherwise safeguarded; and ways for pedestrians and cyclists, appropriately located, designed, and constructed may be combined with other easements and used by emergency, maintenance, or service vehicles, but shall not be used by other automobile traffic. The project was designed to meet these requirements.
- Approval of a conditional use permit for a mobilehome park shall not relieve the applicant or successors in interest from complying with all other applicable statutes, ordinances, rules and regulations, including Title 25 of the State Administrative Code and Part 2.1 of Division 13 of the Health and Safety Code of the State.
- When a mobilehome park, which is constituted only of spaces rented to mobilehomes, has not incurred excessive rent increases and is in substantial compliance with all of the conditions of approval, the permit, at the request of the property owner and upon investigation and verification by the director, may be

extended for additional periods of time; each extension shall not exceed five years. Excessive rent increases shall be determined by the Los Angeles County mediation panels, mandatory groups established to formulate nonbinding resolutions to rental disputes.

- When a mobilehome park, which has been constituted of only rental spaces is in substantial compliance with all conditions of approval and steps have been taken toward conversion to an ownership form of mobilehome park, the permit may be extended for additional periods of time in increments of one year at the request of the property owner and upon investigation and verification by the planning director.
- When a mobilehome park which has been constituted of only rental spaces has completed a conversion to 51 percent owner-occupancy, all time limits established by the original permit may be waived at the request of the property owner and upon investigation and verification by the director.

The mobilehome park was designed in keeping with the applicable design principles.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The subject property consists of the mobilehome park use. Surrounding land uses consists of a religious institution and multi-family residential to the north, single-family residential to the south and east, and a golf course to the west. The existing use of the property is consistent and compatible with the surrounding community.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Based on comments in a letter from the County of Los Angeles Department of Parks and Recreation, dated March 28, 2013, the proposed project will not impact the facilities of the Department.

Based on comments in a letter from the County of Los Angeles Department of Public Health, dated April 12, 2012, the Environmental Health Division recommends approval of this Conditional Use Permit.

Based on comments in a letter from the County of Los Angeles Department of Public Works, dated May 28, 2013, Public Works recommends approval of this Conditional Use Permit.

Based on comments in a letter from the County of Los Angeles Fire Department, letter to be forwarded.

Based on comments in a letter from the County of Los Angeles Sheriff's Department, letter to be forwarded.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** Staff has not received comments from other agencies regarding the subject project.
15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
16. **PUBLIC COMMENTS.** Staff has received several calls from residents of the mobilehome park with general questions regarding the nature of the project request. Staff received one phone call and one email expressing concerns with crimes centered around the area of the mobilehome park, mainly, property vandalism, graffiti, littering and loitering at the site.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The Countywide Land Use Plan designation of the subject property is 2-Low/Medium Density Residential (6 to 12 dwelling units per acre). Typical land use patterns in this classification include small lot single-family residences, twinhomes, duplexes, townhouse developments and housing alternatives, at densities ranging from six to twelve units per gross acre. At 500 units, the project is developed at approximately seven units per acre.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. The existing mobilehome park has been operating on-site for over 40 years. The park is well maintained with perimeter walls and amenities for park residents, including two swimming pools, two club houses, a gym and a playground. The park provides for up to 500 low-cost, affordable housing units in an attractive and satisfactory environment. Each unit has two parking spaces and ample guest parking which prevents residents from parking outside the park.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

19. There are no changes proposed at the park. With over 73 acres, the site is more than adequate in size and shape to accommodate the various development standards required by the ordinance in order to integrate the existing use with other uses in the area. Most importantly, the park has existed for 40 years without creating conflicts with other use types in the surrounding area.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

20. The park site is more than adequately served by the park's entrance on Temple Avenue. Continued use of the subject site as a mobilehome park will not increase traffic on nearby streets because there are no proposed changes.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

ENVIRONMENTAL DETERMINATION

21. The project site consists of an existing mobilehome park. No alterations or modifications are proposed to the existing structures.

Therefore, the project qualifies as a Categorical Exemption (Class 1, Existing Facilities) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

22. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 20 years.

23. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer has considered the Categorical Exemption Class 1 – Existing Facilities for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of project does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201200143 is **Approved** subject to the attached conditions.

MM:mrh
06/18/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02424-(1)
CONDITIONAL USE PERMIT NO. 201200143**

PROJECT DESCRIPTION

The project is a request is to authorize the continued use of a 500 space mobilehome park (no age restriction applies) on 73.12 acres. The mobilehome park was developed under ZEC 9648-(1), which was approved on November 18, 1970. The previous approval expired on November 18, 1995. No alterations are proposed as a part of this request subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on June 18, 2033.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the 500 space mobilehome park and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with

the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **10 biennial** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued use of a 500 space mobilehome park and appurtenant facilities.
20. The permittee shall maintain parking as required by the County Code, calculated at a parking ratio of 2 standard spaces per mobilehome site. Guest parking spaces shall be maintained at the ratio of one standard space for each four mobilehome sites for a total of 125 guest parking spaces.
21. Parking for recreational vehicles shall be limited to storage for tenants' vehicles only.
22. All mobilehomes within the park shall be skirted; all hitches shall be concealed and all tanks and mechanical equipment shall be screened or otherwise concealed.
23. No mobilehome shall be used for any commercial purposes.
24. There shall be no commercial uses except those uses which are appurtenant and necessary to facilitate the operation of a mobilehome park.
25. Recreational facilities shall be used only by residents of the mobilehome park and their guests, except that the baseball diamond may be used by the adjacent church.
26. The subject property shall remain under one ownership.
27. All exterior lights above wall height shall be shielded and directed away from adjacent residential development.

28. Mobilehomes shall not contain more than one dwelling unit per mobilehome site.
29. The number of mobilehome spaces shall be limited to a maximum of 500.
30. The perimeter wall shall be maintained.
31. Street widths shall be maintained as shown on the site plan.
32. All mobilehome spaces shall be maintained and free of debris, overgrown weeds, junk and garbage.
33. The permittee shall comply with all conditions set forth in the attached County Public Health letter dated April 12, 2012; Public Works letter dated May 28, 2013; Fire letter dated (letter to be forwarded) and Sheriff's Department letter dated (letter to be forwarded).

Attachments:

Public Health letter dated April 12, 2012

Public Works letter dated May 28, 2013

Fire letter dated (letter to be forwarded)

Sheriff's Department letter dated (letter to be forwarded)



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

MICHELLE TSIEBOS, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016



BOARD OF SUPERVISORS

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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 12, 2012

TO: Michele Bush
Principal Regional Planner Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS
Environmental Health Division
Department of Public Health

(M.T)

SUBJECT: PROJECT NO.R2012-02424 / CUP 201200143
17350 E. Temple Ave., La Puente

☒ Environmental Health recommends approval of this CUP.

☐ Environmental Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided regarding the CUP for the continued use of an existing mobile home park. We have no objection to the approval of the CUP contingent upon the following condition:

The proposed facility shall be supplied with potable water through an approved public water system, and wastewater disposal shall be accommodated through public sewer and wastewater treatment facilities.

For any other questions, please feel free to contact me at (626) 430-5382.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

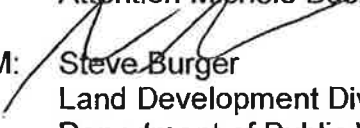
May 28, 2013

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Michele Bush

FROM: 
Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200143

PROJECT NO. R2012-02424

17350 TEMPLE AVENUE

ASSESSOR'S MAP BOOK NO. 8730, PAGE NO. 5, PARCEL NOS. 14,16,17, AND18,
AND ASSESSOR'S MAP BOOK NO. 8730, PAGE NO. 22, PARCEL NO. 3
UNINCORPORATED COUNTY AREA OF LA PUENTE

We reviewed the site plan for the proposed project located at 17350 Temple Avenue in the unincorporated County area of La Puente. The CUP is to authorize the continued use of a 500-space mobile-home park on approximately 73 acres. The project was developed under zoning exemption code 9648, which was approved on November 18, 1970. There are no improvements proposed as part of this CUP request.

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

Upon approval of the CUP, we recommend the following conditions:

1. Road
 - 1.1 Reconstruct the driveway approach to the sight on Temple Avenue to comply with current Americans with Disabilities Act (ADA) guidelines and to the satisfaction of Public Works. Relocate any affected utilities.
 - 1.2 Reconstruct the existing curb ramp at the intersection of Azusa Avenue and Glenloch Avenue to comply with current ADA guidelines and to the satisfaction of Public Works.

Maria Masis
May 28, 2013
Page 2

- 1.3 Replace any displaced/broken sidewalk along the property frontage on Temple Avenue, Azusa Avenue, Glenlock Avenue, and Wintonwood Lane to the satisfaction of Public Works.
- 1.4 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.5 Submit street improvement plans and acquire street plan approval or direct check status within 90 days of CUP approval.

If you have any questions regarding the required conditions, or if you need additional information, please contact Renee Enriquez of Land Development Division at (626) 458-4947 or renriquez@dpw.lacounty.gov.

RE:tb

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201200143\CUP201200143.docx



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The existing mobilehome park has been operating on site for over 40 years without detriment to surrounding properties or neighbors. The park continues to be well maintained with perimeter walls and amenities for park residents, including two swimming pools, two club houses, a gym, and a playground. The park provides for up to 500 low-cost, affordable housing units in an attractive and satisfactory environment. Each unit has two parking spaces and there are ample guest parking which, combined with the surrounding wall, prevents residents from parking outside the park. The park is aesthetically pleasing. The park is surrounded by residential neighborhoods and Industry Hills Golf Course.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

There are no changes, including improvements, proposed at the park. With over 73 acres, the site is more than adequate in size and shape to accommodate the various development standards required by the ordinance in order to integrate the existing use with other uses in the area. Most importantly, the park has existed for 40 years without creating problems with other uses in the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The park/site is more than adequately served by the park's entrance on Temple Avenue. Continued use of the subject site as a mobilehome park will not increase traffic on nearby streets because there are no proposed changes.

[One additional page attached]

CONDITIONAL USE PERMIT BURDEN OF PROOF

Attachment

D. That the nature of the improvement (a mobilehome park that has been in existence for over 40 years and was established and approved by the County before the ordinance requiring a conditional use permit was adopted) is such that to require cessation of use would impair the property rights of the almost 500 homeowners and the park owner to such an extent as to be an unconstitutional taking of property.

Virtually all of the improvements are substantial and permanent, including club houses, laundry facilities, playground equipment, and common area structures, on the site. The entire development represents a substantial investment exceeding \$50,000,000. To require its cessation would represent an unconstitutional taking of property and over 2000 residents living in the 500 space mobile home park would be forced to relocate.

Michele Bush

From: vincent wong [vincentwong511@yahoo.com]
Sent: Saturday, June 01, 2013 10:10 AM
To: Michele Bush
Subject: CUP 201200143-La Puente Mobile Park

Dear Ms. Bush,

I am writing to you in response to the Notice of Public Hearing associated with the Conditional Use Permit of the existing 500 space Mobilehome Park located in the San Jose Hills area in the City of La Puente. I am strongly Against the renewal of the said permit for the following reasons:

1. Property vandalism. I live just south/east of the mobilehome park on Kimberly Drive. In the last few months of 2012, my car parked on the street was vandalized a number of times by school kids coming from the mobile park. The West Covina police has captured the kids who committed the crime and has confirmed that they live in the mobile park and committed the vandalism on their way to Giano school down the street. Please refer to West Covina police report #CR-12-8543, 12-8511 and 12-8507. The police was able to capture these criminals due to a video clip I provided that captured the action of the crime. I also captured school kids throwing rocks onto my house windows. My neighbor across the street is also victim of similar crimes-their cars parked outside of their home had also been vandilzed a few times.
2. Graffiti. Reporting graffiti has become a weekly routine for me. Graffiti is often spotted on the separation wall between La Puente and West Covina near Kimberly Drive. Graffiti will affect property values in a negative way, not to mention it costs tens of thousands for West Covina to clean it.
3. Littering. Littering is becoming a bigger problem in the area particularly on the path leading from the south/east side of the mobile park to Giano School.

Solutions:

The above crimes/problems primarily caused by a opening on the separation wall on the south/east side of the mobile park. That particular spot of the wall has been broken repeatedly so that people from the mobilehome park can have easy access to the City of West Covina. I've often seen kids/adults gathered at or near the wall opening for unknown reasons. The County needs to work closely with the mobilehome park management to repair the broken wall and to ensure that the separation wall will remain intact and to capture and prosecute those who violates. Among other measures, the installation of surveillance camera should provide some degree of intimidation and also provides evidence in case one needs to prosecute the violators; a thicker and taller wall will also hinder trespass.

This email message is intended to be used for your internal investigation and shall be kept confidential. You can reach me by either email or phone call 626-242-4933.

Thank you.

Vincent Wong



COVINA HILLS MANUFACTURED HOME COMMUNITY
SITE PHOTO KEY MAP

Covina Hills MHC
(500 Homesites)
Property Photos



Leasing office & lower clubhouse



Fitness Center



Fitness Center

**Covina Hills MHC
(500 Homesites)
Property Photos**



Homesites



Sports field (soccer/baseball)



Volleyball area

Covina Hills MHC
(500 Homesites)
Property Photos



Lower pool



Wading pool



Lower pool



Courtesy Patrol Gatehouse



Front entrance

Covina Hills MHC
(500 Homesites)
Property Photos



Upper Clubhouse



Upper play field



Billiards room



Game room



Dry Sauna



Kitchen

Covina Hills MHC
(500 Homesites)
Property Photos



Sunbathing area



Picnic area



Upper Pool/Spa



Upper Jacuzzi and pool

Covina Hills MHC
(500 Homesites)
Property Photos



Upper Clubhouse lounge room



Upper Clubhouse



Laundry Room



RV Parking Lot

Covina Hills MHC
(500 Homesites)
Property Photos



Typical Trash Enclosure



Department of Regional Planning

Printed: Jun 04, 2013

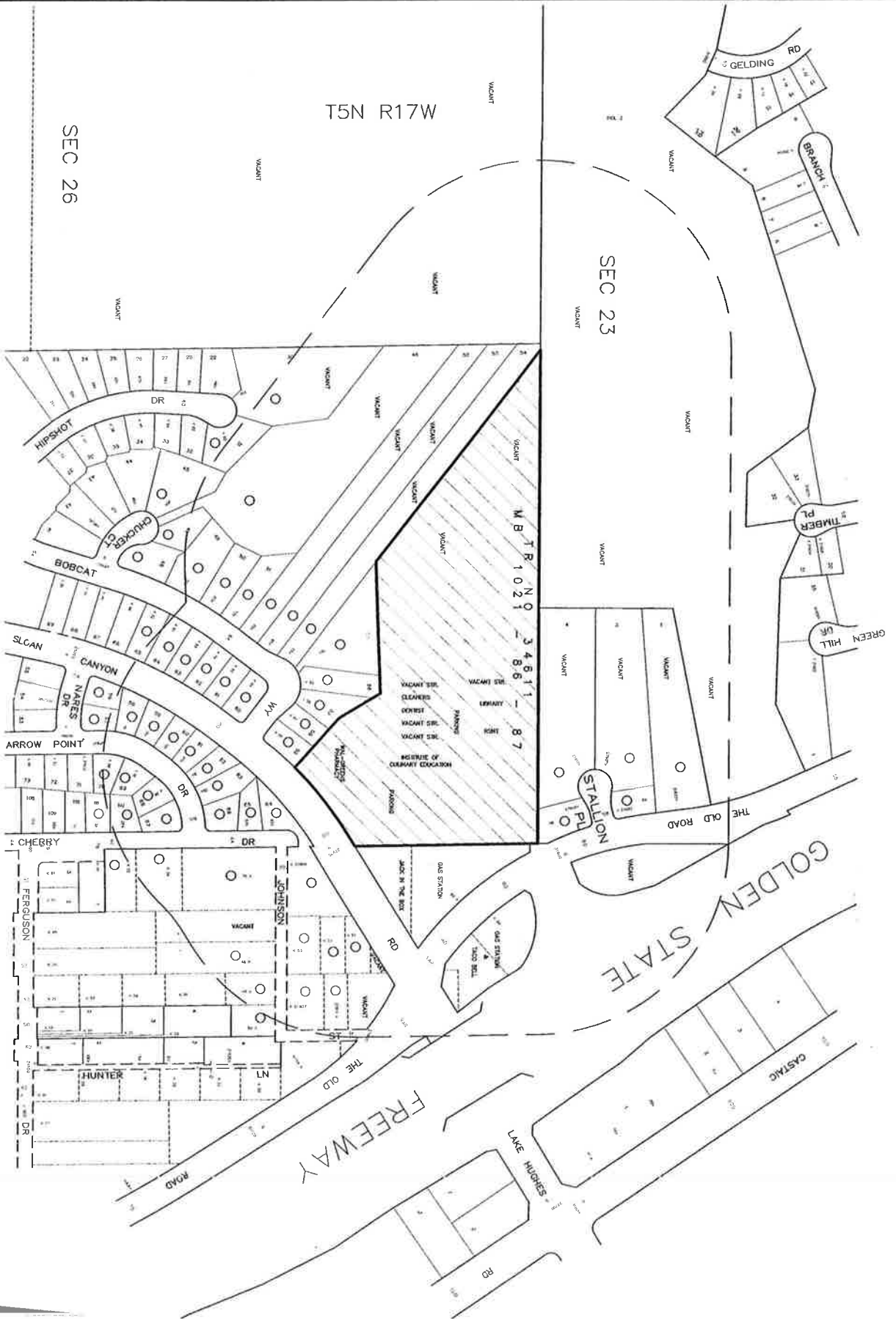


0 600
Feet

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COUNTY OF LOS ANGELES



GC **MAPPING SERVICE, INC.**

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

500' RADIUS MAP

LEGEND

- SINGLE FAMILY RESIDENCE
- ALL OTHER USES AS SHOWN

CASE NO.

DATE: 09-21-2012
SCALE: 1" = 100'

LAND USE MAP